Document No. 4192
Adopted at Meeting of 4/21/82

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

BOSTON REDEVELOPMENT AUTHORITY

ORDER OF TAKING

WHEREAS, the Boston Redevelopment Authority, a public body politic and corporate, duly organized and existing pursuant to the provisions of Massachusetts General Laws, Chapter 121, as superseded and amended by its successor Statute Chapter 121B, as amended, and having its principal office in Boston, Suffolk County, Massachusetts, in pursuance of its powers as set out in said laws and every other power thereunto enabling determined that the area or areas hereinafter described within the City of Boston constitute a substandard and decadent area as defined in Chapter 121B, as amended, and further determined in accordance with Sections 45, 46 and 48 of said Law and all other powers granted by said Chapter 121B that a project for the assembly and renewal of said area, hereinafter called the North Station Urban Renewal Area, described in ANNEX A, ought to be undertaken in said City;

WHEREAS, on May 22, 1980, the Redevelopment Authority approved and adopted an Urban Renewal Plan as defined in Section 121B for the renewal of said area, said plan being entitled, "North Station Urban Renewal Plan";

WHEREAS, the Authority acting as the Planning Board of said City, the City Council of said City and the Department of Community Affairs have severally approved the said Renewal Plan and project and made appropriate findings and determinations in connection therewith, all in accordance with the provisions of law including but not limited to Chapter 121B;

WHEREAS, the City of Boston and said Redevelopment Authority have entered into an agreement, dated April 6, 1981,

and entitled, "Cooperation Agreement," providing among other things for a contribution by said City in connection with the carrying out and completion of said Urban Renewal Plan;

WHEREAS, public hearings on said Urban Renewal Plan and North Station Project have been held, after due notice, including public hearings by the City of Boston;

WHEREAS, the Redevelopment Authority has determined that the taking in fee simple by eminent domain of said area, as hereinafter described, is necessary and reasonably required to carry out the purposes of General Laws Chapter 121B, as amended, and said Urban Renewal Plan;

WHEREAS, the Redevelopment Authority, in accordance with the provisions of Chapter 121B as amended, of said Housing Authority Law, has deposited with the Mayor of the City of Boston security to his satisfaction for the payment of such damages as may be awarded in accordance with law to the owner or owners of said area, as required by General Laws (Ter. Ed.) Chapter 79, section 40.

NOW, THEREFORE, ORDERED that the Boston Redevelopment Authority, acting under the provisions of Chapter 121B and without limiting the generality of the foregoing Section 48, subparagraph (b) of General Laws (Ter. Ed.) Chapter 121B, and all other authority thereunto enabling, and pursuant to the applicable provisions of General Laws (Ter. Ed.) Chapter 79, as amended, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain for the purposes hereinbefore set forth, the area or areas located in the City of Boston as hereinafter described, including all parcels of land therein, together with any and all easements and rights appurtenant thereto, including the trees, buildings and other structures standing upon or affixed thereto, and including the fee to the center of any and all public streets, highways and public ways, contiguous and adjacent to said area or areas, except any and all easements

of travel in and to any and all public streets, highways and public ways in said area or areas or contiguous and adjacent thereto, being bounded and described in ANNEX B attached hereto and made a part hereof as though incorporated herein in full.

AND FURTHER ORDERED that in accordance with the provisions of the General Laws, Chapter 79, Section 6, as amended, awards are made by the Boston Redevelopment Authority for damages sustained by the owner or owners and all other persons including all mortgagees of record having any and all interest in each parcel of the areas described in ANNEX B and entitled to any damages by reason of the taking hereby made; the word, "Parcel" as hereinused being construed to mean any contiguous tract of land in the same ownership whether or not such tract consists of one or more platted lots or a fractional part thereof. The Boston Redevelopment Authority reserves the right to amend the award at any time prior to the payment thereof by reason of a change in ownership or value of said property before the right to damages therefor has become vested or for other good cause shown. The awards hereby made are set forth in ANNEX C, which ANNEX C is not to be recorded in the Registry of Deeds with this Order of Taking.

AND FURTHER ORDERED that the Secretary of the Boston Redevelopment Authority cause this order of taking to be recorded in the office of the Suffolk County Registry of Deeds.

IN WITNESS WHEREOF, we, the following members of the Boston Redevelopment Authority have caused the corporate seal of the

Authority to be hereto affixed and these presents to be signed in the name and behalf of the Boston Redevelopment Authority.

DATED: APR 21 1982 BOSTON REDEVELOPMENT AUTHORITY

By:

Robert L. Farrell

Joseph J. Walsh

James K. Flaherty

Clarence J. Jones

ATTEST:

Secretary of the Boston Redevelopment Authority

APPROVED AS TO FORM:

Ralph F. Cahill, Assistant General Counsel

ANNEX A

BOSTON REDEVELOPMENT AUTHORITY

NORTH STATION URBAN RENEWAL AREA

PROJECT AREA DESCRIPTION

The North Station Redevelopment Project area is bounded and described as follows:

Beginning at the intersection of the southeasterly sideline of Causeway Street and the centerline of Lomasney Way;

thence running in a northwesterly direction along said centerline of Lomasney Way to a point, said point being the intersection of said centerline of Lomasney Way and the centerline of Martha Road;

thence turning and running in a west-northwesterly direction along said centerline of Martha Road to the intersection of said centerline and the southwesterly sideline of Charles River Dam extended southeasterly thereto;

thence turning and running in a generally northwesterly direction along said southwesterly sideline of Charles River dam to a point, said point being the intersection of said southwesterly sideline of Charles River Dam and the northwesterly sideline of the Fender Pier located some 180 feet north of the southerly shoreline of the Charles River, extended thereto;

thence turning and running in a generally northeasterly direction along said northwesterly sideline of the Fender Pier to a point, said point being the intersection of said northwesterly sideline and the northerly sideline of said Fender Pier;

thence turning and running northeasterly to the point of tangency of the West End of the Northerly sideline of

the Fender Pier located some 220 feet north of the southerly shoreline of the Charles River and some 280 feet west of the centerline of the Boston and Maine Railroad tracks where they cross the Charles River;

thence turning and running in a generally easterly direction along said northerly sideline of the Fender Pier and along said sideline extended to a point, said point being the intersection of said northerly sideline extended and the northeasterly sideline of the Annelex Building extended thereto;

thence turning in and running in a generally southeasterly direction along said extended northeasterly sideline of the Annelex Building to the northerly corner of said building;

thence turning and running southwesterly along the northwesterly side of the building to the westerly corner;

thence turning and running in a generally southeasterly direction along the southwesterly side of the Annelex Building and said side extended to the point of intersection with the southeasterly sideline of Causeway Street;

thence turning and running in a generally southwesterly direction to the point of beginning.

ANNEX B

BOSTON REDEVELOPMENT AUTHORITY

NORTH STATION URBAN RENEWAL AREA

TAKING AREA DESCRIPTION

The following parcels of land are to be taken by this Order of Taking:

BRA Block/Parcel	Street Address	Assessor's Parcel	Supposed Owner
167A-1	37-39 Billerica St., 34 Lomasney Way	1084 1085 1115	Joseph F. Watson
167A-2	35 Billerica St., 32 Lomasney Way	1086 1114	General Land Corp.
167A-19	22 Lomasney Way	1109	Helen W. Liu
167A-20	24 Lomasney Way	1110	Barbara A. Burke, et al, Trustees, Donnelly Mass. Realty Trust
167A-21	26 Lomasney Way	1111	Louisburg Realty, Inc.
167A-22	28-30 Lomasney Way	1112 1113	Barbara A. Burke, et al, Trustees Donnelly Mass. Realty Trust
168A-1	40 Nashua St	1143	General Land Corp.
168A-2	38 Nashua St.	1144	Helen E. McDermott and John D. Lawlor
168A-3	36 Nashua St.	1145	General Trading Co.
168A-4	34 Nashua St.	1146	Haskell Lack
168A-5	32 Nashua St.	1147	Haskell Lack
168A-7	18-28 Nashua St., 18-32 Billerica St.	1149 1160 1161 1162 1163 1164	Sixty-Five Bedford Street, Inc.
168A-8	16 Nashua St., 16 Billerica St.	1150 1159	Richard S. Percoco

BRA Block/Parcel	Street Address	Assessor's Parcel	Supposed Owner
168A-12	34 Billerica St.	1165	Estate of James A. Friel
168A-13	36 Billerica St.	1166	Estate of James Friel, Estate of Mary E. Friel
168A-14	38 Billerica St.	1167	General Land Corp.
168A-15	40 Billerica St.	1168	Joseph F. Watson
168A-16	42 Billerica St., Corner Cotting St.	1169	General Trading Co.

The above-described parcels are located in Ward 3 in the City of Boston.

The names of the owners herein listed as Supposed Owners, although supposed to be correct, are such only as a matter of information, opinion and belief and are listed for informational purposes only.

REGISTERED LAND PARCELS WITHIN TAKING AREA

There are included within the above parcels the following parcels of registered land:

Address: 26 Lomasney Way (167A-21)

Certificate No.: 65580, Suffolk Land Registration Book 323, page 180

Owner: Louisburg Realty, Inc.

Purpose of Taking: Urban Renewal Area

Address: 18-28 Nashua St., 18-32 Billerica St. (168A-7)

Certificate No.: 61725, Suffolk Land Registration Book 304, page 125

Owner: Sixty-Five Bedford St., Inc.

Purpose of Taking: Urban Renewal Area

ANNEX C

BOSTON REDEVELOPMENT AUTHORITY

NORTH STATION URBAN RENEWAL AREA

AWARD OF DAMAGES

Awards for parcels hereby taken are as follows:

BRA Block/Parcel	Street Address	Damage Award
167A-1	37-29 Billerica St. 34 Lomasney Way	$ 22,300.00
167A-2	35 Billerica St., 32 Lomasney Way	22,400.00
167A-19	22 Lomasney Way	5,500.00
167A-20	24 Lomasney Way	11,800.00
167A-21	26 Lomasney Way	11,700.00
167A-22	28-30 Lomasney Way	23,600.00
168A-1	40 Nashua St.	18,000.00
168A-2	32 Nashua St.	18,000.00
168A-3	36 Nashua St.	18,000.00
168A-4	34 Nashua St.	18,000.00
168A-5	32 Nashua St.	18,000.00
168A-7	18-28 Nashua St., 18-32 Billerica St.	229,500.00
168A-8	16 Nashua St., 16 Billerica St.	150,000.00
168A-12	34 Billerica St.	13,700.00
168A-13	36 Billerica St.	13,700.00
168A-14	38 Billerica St.	13,700.00
168A-15	40 Billerica St.	13,700.00
168A-16	42 Billerica St., Corner Cotting St.	2,300.00